

Specialist Designer/Installers and Clients
Please note all dimensions shown are not always to exact scale and must be checked by the Builder or Specialist and or a Party Wall Surveyor for both sides of the red line for the Party Wall Act 1996 which also includes Boundary Fences, on site before work proceeds. Reference and contact should be made to the Land Registry to adjust and or split the boundary lines where adjoining shared party walls / buildings / trees and fences are involved contact Land Registry at www.gov.uk/land-registry for their Application Form API which should be completed by your Conveyancing solicitor after and or before Planning Approval is given. Please also remember there some times can be the an infringement of rights to light again a matter for your appointed Solicitor or Party Wall Surveyor.

In most cases Planning Permission by the Local Planning Authority (LPA) should also be obtained in the first instance in writing before building work or demolition work starts. All materials & Building workmanship are to be as the latest British and or EN Codes of Practice and Standards supported by the latest Agreement Certificates.

Please remember also before work starts that the Builder should quote the above with a break down of their quotation, trade by trade in the first instance. Their quote should be against latest versions of the Approved Documents Building Regulations and of course the stamped approved Drawings and on site should be inspected/controlled by The Building (Approved Inspectors) Regulations originally issued in 2000. Further advice on these matters above can be obtained from LABC <http://www.labc.co.uk/LABC> & Planning Portal <http://www.planningportal.gov.uk>. Finally all working practices come under the Health & Safety at Work Act 1974 and should have the relevant Risk Assessments in place under the CDM Regulations. Ladders/Working at Heights & Trench are of particular importance

SECTION AND SPEC. NOTES TO CROSS REFERENCE TO 'U' VALUES GUIDANCE NOTES AS NECESSARY

(A) Roof Tiles laid to BS 5534 on 30mm x 25mm Treated fir battens on weather membrane Klor-Tyvek/Non-slip Membrane & Specialist Designed Trussed Rafters/Purlins/Guanoes at 400mm o/c to latest BS 5268 Contact Truss Rafter Ass. The Building Centre 26 Store St. London. 020 3205 0032

(B) Cantilevered Steps 300mm x 5mm at 1.000M o/c /Min 1.200M long to Roof Pitch & at Floor Levels Joins.

(C) Tiling Fillets with Andersons Monogram Eaves Guards Vanting Systems BBA Certified Contact 0161 865 4444

(D) Provide min 90mm Through Vented Air Space within the Roof Void above the Insulation (See Guide for Choice)

(E) Insulation as Technical Info. Notes on Part L of Approved Documents for Roof Construction (Kingspan or Celotex) Min Roof U Value to 0.15W/m2K but prefer 0.10W/m2K

(F) 13mm Duplex British Gypsum Vapour Check Plasterboard (Contact insulation.enquiries@bba.com)

(G) Expanded metal mesh angle beads to corners and junctions of Plaster Board and the 100x20mm or 50x25mm Wall Plate

(H) CM4 over all new external openings See Other Spec. Note (3) also where and Internal Openings to have CN666C Cantilever's with cut insulation & min of 13mm Plaster Finish

(I) 100mm HR or Equal Gage Profile to match Gutters on Ek 250mm x 25mm External Quality Plywood Fascia Painted 4 coats of Dulux White or Specialist up to Fascia/Soffits

(J) Provide ventilation with a continuous 25mm slot with insect mesh protection to bugproof and birds etc.

(K) Low Modulus Silicone Membrane (Specialist application) To ensure contiguous DPC and DPC around frames etc.

(L) All Cavity Closers to be Thermoblocks to BBA 91/26-48 Equal Approved

(M) All perimeter Wall Plates and Joins to be held down with 30mm x 5mm 'L' Shaped Straps secured to wall plates at 1.200M o/c

(N) Waterproof Render to BS 5262 with Stipple or Smooth Surface with Dulux WeatherShield Masonry or Sandtex Applied Finish with 90mm Cavity as per Note (O) below.

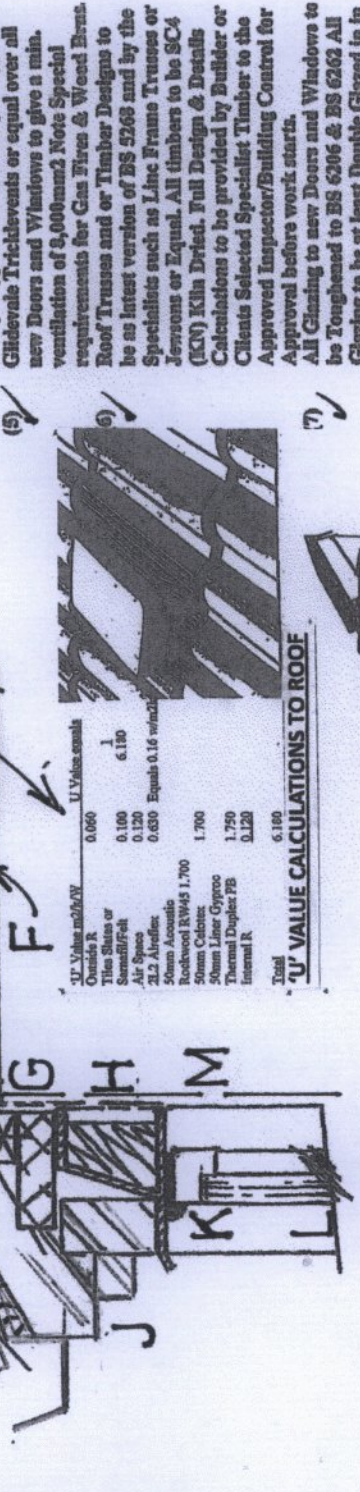
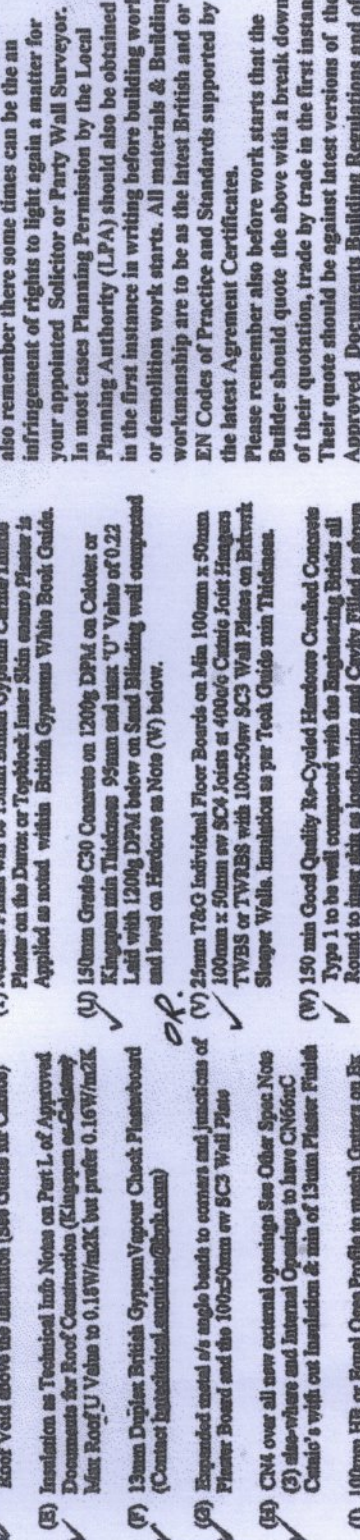
(O) Insect or Equal 100mm Brick Packings to match existing Detail and Technique. 50mm Full Filled cavity with Driftform 37 with Supablocks 4 Durox or Equal (See U Value Guide for Choices etc) Cavity Wall Ties to Stainless Steel at 450 o/c Vertical And 600 o/c Horizontal Spacing always staggered off of mortar See (S) or (T) for Internal Plaster or Board Linings.

(P) 100mm Reoc Stone or Faced Stone Block with 90mm Cavity etc as Note (O) above.

(Q) Natural Stone Facings/Quoins etc, to Outer Face with 90mm Cavity and inner blocks as Note (O) above.

Notes: Every care has been taken by the Draughtsman to prepare these Drawings on your behalf to ensure that the advice given accords with the best Standards of opinion available at the time & the Technical Information is as far as can be determined the latest shown and is reasonably accurate. However the advice & details with notes shown are given for the private use and comment of the recipients and is also for the Final Approval of the Local Authority, Planning & or Building Control Approved Inspectors. Please note The Draughtsman can accept no responsibility for any loss or damage occasioned wholly or partly by reliance by any individual/client/builder or company upon the information, Advice or Drawing Details given. It is in your interest to obtain the written approval from the Local Development/Planning Authority or the appointed Approved Building Control Inspector before work starts, since they carry that special skill & competence on matters of this nature. Please also note the Drawings are not always to accurate scale due to copy printing and the setting out dimensions should always be agreed on site with the Builder and or the Specialist Designer/Installer and the Approved Inspector.

Flood Risk Assessment Notes:
Every care has been taken by the Author of these Guidance Cross References as follows:
Please contact the Local Planning Authority Flood Assessment Department or the Environment Agency for further advice & determining if you are in Zone 2/3 Reference should always be made to: Flood Resilient Construction Improving the Flood Performance for New Buildings (www.communities.gov.uk)
For Sustainable Urban Pavings & Hard Landscaping Please also refer to: www.communities.gov.uk/publications/planning and building/paving front gardens and driveways



SPECIALISATION Items For Builder, Approved Building Inspector, Designer/Installers & Clients

(1) Fixing Profiles to each side as Agreed Certificate 91 / 2682 or latest version.

(2) Redundant Abatement Ventilation System & Or Redundant Dry Ridge Vent Tiles & Flue System all to be used in conjunction with Code 5 Lead Flashings at all times & arrest Cantile CN4 or CN666C Lintels or their equivalent to be installed as the Technical Advice Literature provided for Loadings.

(3) Vent Axis or Silvent Mechanical Low carbon Extractor Vents up to 240mm3/h at 67L/s Type SVC203B or equal approved. Glueable Tricklevents or equal over all new Doors and Windows to give a min. ventilation of 0.000m2/m2. Note Special requirements for Gas Fires & Wood Burn Roof Trusses and or Timber Designs to be as latest version of BS 5268 and by the Specialist such as Linc Frame Trusses or Jersons or Equal. All timbers to be SC4 (K10) Kiln Dried. Full Design & Details Calculations to be provided by Builder or Clients Selected Specialist Timber to the Approved Inspector/Building Control for approval before work starts.

(4) All Glazing to new Doors and Windows to be Toughened to BS 6206 & BS 6262 All Glazing to be at least Double Glazed in Some cases can be Triple Glazed.

(5) All new Sanitary Pipework to be BS5572 with if necessary 100mm dia. Dergo Air Admt. Valve to S&VP. 100mm Turn P Trn Bush/Shut Waste and 90mm dia 75 Trap. All new Drainings to be Hepacore with Their New Inspection Chambers with Rodding access all to BS 9301 & Guide from Hepworth for Good Drainage Practice. Note Drains under or very close to Foundations or G.F. Slabs are to be surrounded in a min 200mm Concrete A Precast Concrete Lintel should be installed where rain pass through the Footings. All Drains and Footings must be inspected by Building Controls/Approved Inspector. Do keep records/photographs a work proceeds and obtain the Inspector's Signatures & Date of Inspections. Approve Cantile Lintels are specified See Specification (3) and install as their Technical Info At position marked e.g. normally 2No. CN666C with a min bearing of 150mm on Concrete or Engineering Brick Pedestals all to be Concealed with Plaster Board 2 x 13mm & Skim for Fire protect

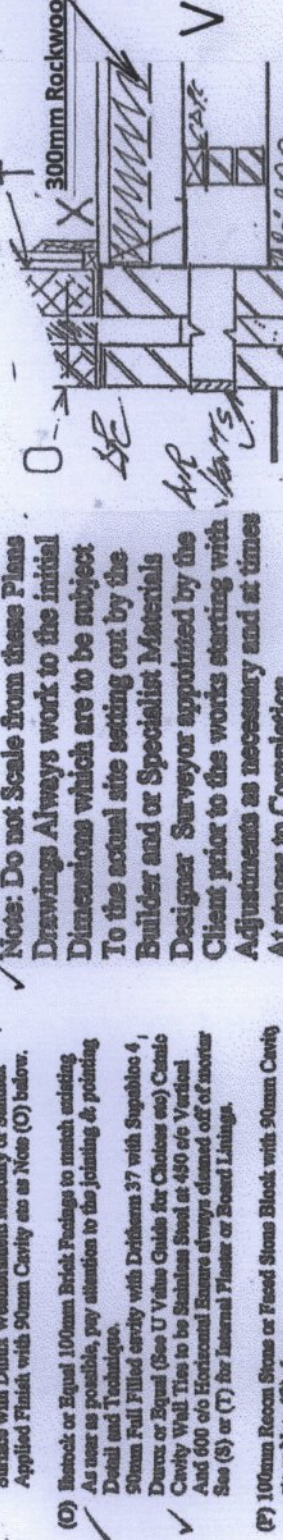
Notes: All Spec Items Ticked / to be Applied and agreed with Building Inspector & Builder together on site if they and the Client require change On site!

Note: Do not Scale from these Plans Drawings Always work to the initial Dimensions which are to be subject To the actual site setting out by the Builder and or Specialist Materials Designer Surveyor appointed by the Client prior to the works starting with Adjustments as necessary and at times At stages to Completion.

INDICATIVE NTS SECTION PROPOSED NTS (Not to Scale)

BUNGALOW FOR ELDERLY PARENTS

Sustainable Timber must comply to the Forest Stewardship Council FSC and the Endorsement of Forest Certification (PEFC) with the Certification undertaken by the third party at the BM TRADA who can be contacted on (www.bmtrada.com) for all matters to do with Timber/Truss Rafters & Purlins/Joists/Plywood/ Stud Walls etc etc.



SECTION ROOF VENTS INSULATION

P1 Electrical All work is required To meet the requirements of P1: P Electrical Safety must be designed, installed, inspected and tested by a person qualified to do so. Prior To Completion the Appointed Building Inspector for the Council Should be satisfied that Part P has been complied with. Required will be an appropriate BS7671 Electrical Installation Certificate to be issued by the competent qualified person

Note: These Drawings have not been Prepared to show Full Structural Design and if required by Building Control Surveyor/Inspector, please Appoint a Structural Engineer or Specialist to carry out Full Design Dimensioned and Calculations and Details for the Council's Engineers Written Approval. Do refer to the Local Authority Building Control See Working With You Guide For Service Standards as Necessary.

SECTION AND SPEC. NOTES TO CROSS REFERENCE TO 'U' VALUES GUIDANCE NOTES AS NECESSARY

(R) DPC to be Hydrol or Equal to Blag Inspector's Approval to be contiguous with the DPM.

Note: Random Cavity Trays and Bursens and Venting Design to be applied if required by Building Control and Reported on the Geological Survey in the Area of the Construction. Likewise Further Drilling to allow for Flood Plans rules may be necessary should on this Application be found to be within the Flood Plans.

(S) Internal Plasterboards to be Rockwool Limer Boards or British Gypsum Thermal Boards all to their Specifications and to be Dry Faced (Dot and Dab) to the 100mm Durox or Topblocks.

(T) Normal Finish will be 13mm British Gypsum Carlini Thistle Plaster on the Durox or Topblock. Inner Skin ensure Plaster is Applied as noted within British Gypsum White Book Guide.

(U) 150mm Grade C30 Concrete on 1200G DPM on Celotex or Kingspan min Thickness 95mm and max 'U' Value of 0.22 Laid with 1200G DPM below on Sand Blinding well compacted and level on Hardcore on Note (W) below.

(V) 25mm T&G Individual Floor Boards on min 100mm x 50mm 100mm x 50mm or SC4 Joins at 400o/c Cantile Joist Hangers TWBS or TW2BS with 100x50mm SC3 Wall Plates on Brantk Sloper Walls. Insulation as per Tech Guide min Thickness.

(W) 150 min Good Quality Re-Cycled Hardcore Crushed Concrete Type 1 to be well compacted with the Engineering Details all Round to inner skin on loadbearing and Cavity Filled as shown With lean mix concrete.

(X) DPC/DPM's & Cavity Trays to be contiguous with sealed laps To a min of 150mm

(Y) Footings/Foundations to be a Min. 1M Deep taken down to depth subject to at least the existing and to the Visiting Building Inspector's Approval. Note: Do Arrange for your Selected Builder to carry out a Trial Hole Excavation in the first instance & before Work commences assess at the same time the Drainage requirements. Approved Inspector's will after their first visit Invoice you as the Applicant/Builder for the Full Inspections Costs.

(Z) Trench Fill Concrete Detailed as Grade C36 to BS5328 ready Mixed Ensure Correct Water Cement Ratio when Poured and if necessary Install BRC Mesh and or Rebar over weak spots as directed by B.I.

INDICATIVE SECTION (N.T.S) WITH SPEC. CLIENT & BUILDERS NOTES

Sustainable Timber must comply to the Forest Stewardship Council FSC and the Endorsement of Forest Certification (PEFC) with the Certification undertaken by the third party at the BM TRADA who can be contacted on (www.bmtrada.com) for all matters to do with Timber/Truss Rafters & Purlins/Joists/Plywood/ Stud Walls etc etc.

RECEIVED
18 JUL 2022
NORTH KESTEVEN DISTRICT COUNCIL

ALTERNATIVE SECTION AT G.F.
SLAB and FOOTINGS WITH INSULATION
AS SHOWN TO MEET APPROVED DOCS.
NTS (Not to Scale)

Height of DPC to be agreed with Local Planning Authority in Conjunction with the Environment Agency and their Structurally Engineered Designs and perhaps the need to Form a min 600 mm High R.C. Waterproof Band around the risk of Fluvial Flooding. Agency will also need to advise on the risk of Fluvial Flooding.

Date: 02.07.2022

Dr. No. L440/3R

INDICATIVE SECTION (N.T.S) WITH SPEC. CLIENT & BUILDERS NOTES

Please read All Drawings No's L440/1R, 2R, 3R & Design & Access Stmtnt. in tandem